



AGENDA MEMO

CITY COUNCIL MEETING DATE: JANUARY 3, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-17748 - APPLICANT/OWNER: HELP LAS VEGAS HOUSING CORPORATION II

**** CONDITIONS ****

The Planning Commission (6-1/sd vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. Conformance to the conditions for Rezoning (ZON-4608), and Variances (VAR-17749 and VAR-17751), if approved.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 10/24/06, except as amended by conditions herein.
4. A Waiver from Title 19.12.040B is hereby approved, to allow 48 buffer trees where 56 are required.
5. A Waiver from Title 19.10.010 J11 is hereby approved, to allow nine parking lot trees where 19 are required.
6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
7. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
8. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).

9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
10. Air conditioning units shall not be mounted on rooftops.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
12. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
13. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
14. A Comprehensive Construction Staging Plan shall be submitted to the Planning and Development Department for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.
15. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
16. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

17. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits or the submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
18. Site development to comply with all applicable conditions of approval for SDR-5481 and all other applicable site-related actions.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for a 125-unit, multi-family housing complex on 4.84 acres at 1455 North Main Street or the west side of Main Street approximately 450 feet south of Owens Avenue.

The design characteristics of the proposed buildings are well-suited for affordable housing and would be harmonious with the design of the adjacent development and nearby commercial structures.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
Month/date/year	Action
08/18/04	The City Council approved a General Plan Amendment GPA-4607 from PF (Public Facilities) to H (High Density Residential) and a rezoning (ZON-4608) from C-V (Civic) to R-5 (Apartment) for this site. The Planning Commission and staff recommended approval.
01/05/05	The City Council approved a Site Development Plan Review (SDR-5481) for a 75 unit apartment development to the east of this site. A related Variance (VAR-5483) to allow 50 parking spaces where 112 parking spaces are required was also approved. The Planning Commission and staff had both recommended approval of these requests.
12/07/06	The Planning Commission recommended approval of companion items VAR-17749 and VAR-17751 concurrently with this application. The Planning Commission voted 6-1/sd to recommend APPROVAL (PC Agenda Item #26/ar).
<i>Related Building Permits/Business Licenses</i>	
10/24/05	Building permits for the 75 unit apartment development to the east were issued (L-7208).
<i>Pre-Application Meeting</i>	
10/16/06	At the pre-application meeting, staff explained the Residential Adjacency Standards and the parking requirements.
<i>Neighborhood Meeting</i>	
	A neighborhood meeting is not required for this application

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	4.84

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	High Density Residential	Under resolution of intent to R-5
North	Undeveloped	High Density Residential	Under resolution of intent to R-5
South	Undeveloped	Public Facility	C-V
East	Apartment development under construction	High Density Residential	Under resolution of intent to R-5
West	Vacant mobile home park	Medium Density Residential	R-MHP

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan	X		
Downtown North	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts	X		
A-O Airport Overlay District	X		Y

DEVELOPMENT STANDARDS

Per Title 19.08, the following standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	7,000 Square Feet	4.84 Acres	Y
Min. Lot Width	N/A	433 Feet	Y
Min. Setbacks			
• Front	10 Feet	275 Feet	Y
• Side	5	65 Feet	Y
• Rear	20 Feet	59 Feet	Y
Min. Distance Between Buildings	N/A	20 Feet	Y
Max. Lot Coverage	N/A	43.5%	Y
Max. Building Height	55 Feet	45 Feet	Y

Per Title 19.08.060, the following applies:

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
3:1 proximity slope	135 Feet	59 Feet	N
Adjacent development matching setback	5 Feet	59 Feet	Y
Trash Enclosure	50 Feet	51 Feet	Y

<i>Existing Zoning</i>	<i>Permitted Density</i>	<i>Units Proposed</i>	<i>Density</i>	<i>General Plan</i>	<i>Permitted Density</i>
R-5	unlimited	125	*41.32 dwelling units per acre	High Density Residential	Greater than 25.49 dwelling units per acre

*Calculation includes apartments under construction in east portion of the site.

Per Title 19.10 and 19.12, the following standards apply:

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Parking Area	1 Tree /6 Space	19 Trees	9 Trees	N
Buffer: Min. Trees	1 Tree/ 20 Linear Feet	56 Trees	48 Trees	N
Min. Zone Width	6 Feet		6 Feet	Y
Wall Height	6 Feet		6 Feet	Y

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
One bedroom units	73	1.25 spaces per unit	92				
Two bedroom units	52	1.75 spaces per unit	92				
Guest spaces		1 space/ 6 units	21				
TOTAL (including handicap)			205	9	109	9	N
Percent Deviation					47 %		

Waivers		
Request	Requirement	Staff Recommendation
Reduce parking lot landscaping to nine trees	19 Trees	Approval, additional landscaping is proposed in areas adjacent to buildings
Reduce buffer tree quantity to 48 trees	56 Trees	Approval, additional landscaping is proposed in areas adjacent to buildings

ANALYSIS

This site is currently undeveloped. The applicant proposes to construct two apartment buildings behind a 75-unit apartment development that is currently under construction. Adequate access to the site will be provided by two driveways to Main Street. As part of this development, the applicant has requested a variance to allow 109 parking spaces where 205 are required. Staff is recommending approval of this variance because the applicant has indicated that they operate a similar affordable housing development at Bonanza Road and 28TH Street, and that there is a reduced parking demand at such developments. The width of the landscape buffer areas (minimum six feet) complies with city standards. The applicant is seeking waivers to provide nine parking lot trees and 48 buffer trees where city standards also require a total of 19 parking lot trees and 56 buffer trees. Because additional trees are proposed in landscape areas adjacent to the apartment buildings, staff recommends approval of these waivers. The elevations depict four story buildings with stucco exteriors and concrete tile roofs. With a height of 45 feet, these buildings are required to maintain a Residential Adjacency Standard setback of 135 feet from the west property line, which is adjacent to an R-MHP (Residential Mobile Home Park) zone. The applicant has requested a variance to allow one of these buildings to be 59 feet from the west property line. Because the mobile home park is vacant and unlikely to be used again as a mobile home park, staff recommends approval of this variance.

FINDINGS

1. The proposed development is compatible with adjacent development and development in the area;
2. The proposed development is consistent with the General Plan, Title 19, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;
3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;
4. Building and landscape materials are appropriate for the area and for the City;

5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;
6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.

In regard to “1”:

The proposed apartment development is compatible with existing and proposed development in the area.

In regard to “2”:

The proposed development is not in compliance with the city’s landscaping standards. However, staff finds that the applicant’s intent to provide additional landscaping adjacent to the buildings is an acceptable alternative.

The proposed development does not comply with the city’s parking requirements. Staff is recommending approval of this variance because the applicant has indicated that they operate a similar affordable housing development at Bonanza Road and 28th Street, and that there is a reduced parking demand at such developments.

With a height of 45 feet, the proposed buildings are required to maintain a Residential Adjacency Standard setback of 135 feet from the west property line, which is adjacent to an R-MHP (Residential Mobile Home Park) zone. The applicant has requested a variance to allow one of these buildings to be 59 feet from the west property line. Because the mobile home park is vacant and unlikely to be used again as a mobile home park, staff recommends approval of this variance.

In regard to “3”:

The proposed site access and circulation will not negatively impact adjacent roadways or neighborhood traffic. The site will access Main Street, a Primary (100-foot) Arterial on the Master Plan of Streets and Highways, via two driveways. Main Street will be adequate in size to meet the traffic of the proposed development.

In regard to “4”:

The proposed development is aesthetically appropriate for the area. The landscape materials as proposed will be appropriate for this project.

In regard to “5”:

The building elevations and design characteristics of the proposed buildings are well-suited for affordable housing and would be harmonious with the design of adjacent development and nearby commercial structures.

In regard to “6”:

The development will be subject to inspections, and appropriate measures will be taken to protect the public health, safety and general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 12

ASSEMBLY DISTRICT 6

SENATE DISTRICT 4

NOTICES MAILED 49 by Planning Dept

APPROVALS 0

PROTESTS 0